

FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT

NAME OF PROJECT: Generals Retreat PUD Subdivision, Regulating Plan (Fountain Branch at Generals Retreat)

LOCATION: Along Columbia Avenue at Battle Avenue

PROJECT DESCRIPTION: 24 new units (27 are existing) on 3.11 acres

APPLICANT: Preston Quirk, Quirk Designs (quirkdesigns@comcast.net)

OWNER: Brent Campbell, Tiara Development (nashbrent@aol.com)

PROJECT STAFF: Micah Wood

TYPE OF REVIEW: Regulating Plan

RECOMMENDATION: Approval, with conditions

PROJECT INFORMATION	
Existing Land Use	Multifamily Residential
Proposed Land Use	Multifamily Residential
Existing Zoning	RX
Proposed Zoning	N/A
Acreage	1.26 (total site 3.11)
Proposed Number of Lots	N/A
Proposed Dwelling Units	24 (there are 27 existing units)
Proposed Nonresidential Square Footage	N/A
Proposed Open Space	<i>Formal Open Space: 16,283</i> <i>Informal Open Space: N/A</i> <i>Total Open Space: 16,238</i>
Physical Characteristics	Graded site
Character Area Overlay/ Development Standard	CFCO-3; Traditional
Other Applicable Overlays	CAO
Proposed Building Height	2 story, 24'-6" to eave
Minimum Landscape Surface Ratio	0.10

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Residential	R-3
<i>South</i>	Residential	R-3
<i>East</i>	Residential	R-3
<i>West</i>	Residential	R-3

architectural elements of the proposed buildings with the existing buildings to acknowledge that this is an overall neighborhood, rather than two separate developments. The existing buildings have garages and front the wide open space. The proposed buildings will have surface parking and front the parking lots. This layout is very reminiscent of the Hardison Hills layout of residential units and not of the units currently built within Generals Retreat. Additionally, it should be noted that this plan proposes only eight and a half feet between most of these buildings which will require a one hour fire rating of the walls and openings. Staff does not object to the change from the flats to the townhouse style of units, but it is the change in character that may leave this neighborhood disjointed and not connected that is of concern.

CONDITIONS OF APPROVAL:

PLANNING:

1. The applicant shall list the Minimum Landscape Ratio (LSR) & the Provided LSR in the site data chart.
2. The applicant shall list the correct amount of formal open space provided with this development in the Site Data Chart.
3. The applicant shall revise notes throughout the plans to remove references to Site Plan on Sheet C-3.
4. The applicant shall provide a note on the Regulating Plan to provide a statement of intent of the development of the Formal Open Space to be provided with this portion of the PUD.

PLANNING (LANDSCAPE):

5. None;

ENGINEERING:

6. A water quality treatment train must be provided for all of the stormwater runoff. Bioretention may be required or other considerations to encourage stormwater infiltration into the soil and reduce the amount of stormwater runoff from the site. Adjacent or downstream properties cannot be adversely affected from increased stormwater flow.
7. The stormwater management plan shall be revised to include the change in impervious area from the previously approved plan. As submitted, this information was left blank.
8. Provide the width of the drive lanes on each side of the buildings.
9. Provide the location of rear access to the buildings and the location of any pedestrian connection to the rear access. Connect the rear of buildings 1 through 4 to the parking area.

BUILDING AND NEIGHBORHOOD SERVICES:

10. A minimum of ten feet is required between the proposed buildings or all walls and openings shall have a one hour fire rating.

11. Building orientation is required to be consistent with the existing building pattern. Building footprints shall be revised so that the units front the open space as required.
12. With the site plan submittal the building facades shall provide a minimum three feet of masonry base on all facades.
13. With the site plan submittal the building facades shall provide additional detailing to match the existing buildings.
14. With the site plan submittal the building facades shall provide a variation of detail, color and style with each unit to create a 'row house' feel.
15. Color elevations and a material and color sample board shall be submitted with the site plan.

FIRE:

16. None;

PARKS:

17. None;

WATER/SEWER:

18. None;

PROCEDURAL REQUIREMENTS:

1. The applicant shall submit two (2) complete and folded sets and a .pdf file of the corrected Regulating Plan to the Department of Building and Neighborhood Services. All revisions to the approved plans shall be "clouded." A response letter addressing each condition of approval shall be included with the .pdf submittal and each set of corrected plans.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.
3. Prior to start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.
4. Once the corrected site plan has been approved, one full-size and one half-size copy of the final approved landscape plans shall be submitted to the Department of Building and Neighborhood Services for future landscape inspection purposes.

***PROJECT CONSIDERATIONS:**

1. The Formal Open Spaces at site plan shall include the necessary plants and amenities as required by the City of Franklin Zoning Ordinance.
2. At the site plan stage, provide improvements on Columbia Avenue to establish a southbound left turn lane into the site with vehicle stacking area and traffic signal detection.

* These items are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.

FRANKLIN MUNICIPAL PLANNING COMMISSION (FMPC) PROCESS AND PROCEDURES

If the applicant has questions about, or is in disagreement with, a condition of approval, they shall contact the project planner within the Department of Planning and Sustainability prior to the FMPC meeting. If the applicant fails to notify the Department of Planning and Sustainability of an objection to a condition of approval by one (1) day prior to the FMPC Meeting and raises their objection at the FMPC meeting, staff shall recommend deferral of the item until the next available Agenda.

The following is the process for an item to be heard by the FMPC during their monthly meetings:

1. Staff Presentation,
2. Public Comments,
3. Applicant presentation, and
4. Motion/discussion/vote.

This format has been established to facilitate a more orderly FMPC meeting. The process is intentionally designed in order for any applicant questions or disagreements about conditions of approval to be resolved prior to the meeting, rather than during the FMPC meeting. Only when disagreements about conditions of approval cannot be resolved by the applicants and staff prior to the meeting should those issues be raised during the FMPC meeting.

RESOLUTION 2012-07

A RESOLUTION APPROVING A REGULATING PLAN FOR GENERALS RETREAT PUD SUBDIVISION, LOCATED ALONG COLUMBIA AVENUE AT BATTLE AVENUE, BY THE CITY OF FRANKLIN, TENNESSEE.

WHEREAS, The PUD process is a review procedure that is intended to encourage innovative land planning and design and avoid the monotony sometimes associated with large developments by:

- (a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;
- (b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;
- (c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;
- (d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
- (e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance.

WHEREAS, The PUD review process is divided into two major phases. The first phase is the approval of a Concept Plan by the Board of Mayor and Aldermen (BOMA), by resolution, that addresses land uses, density and intensity of development, public facilities, transportation, infrastructure provision, open space, and other major development issues. The second phase is the approval of a Regulating Plan by the FMPC that demonstrates compliance with the approved Concept Plan and the *Franklin Zoning Ordinance*.

NOW, THEREFORE, BE IT RESOLVED by the Franklin Municipal Planning Commission of the City of Franklin, Tennessee meeting in regular session this ___ day of _____, 2012:

1. That the map-parcel number of the properties are as follows:

MAP-PARCEL	ACRES
Part of 78---009.00	1.26
TOTAL	1.26

2. That the Regulating Plan, the exhibits accompanying the Regulating Plan, and all conditions and restrictions placed upon the Regulating Plan by the

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Franklin Municipal Planning Commission shall be made a part of this Resolution as though copied verbatim herein, and that a permanent record of the Regulating Plan, the exhibits accompanying the Regulating Plan, and all such conditions and restrictions shall be kept in the Franklin Planning and Sustainability Department.

4. That this Resolution shall take effect from and after its passage, the health, safety, and welfare of the citizens requiring it.

PLANNING COMMISSION:
